

**TOWN OF REDDING, CONNECTICUT
SUBDIVISION REGULATIONS**

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Amendments Attached At Rear

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Section 1

AUTHORITY AND PURPOSE

1.1 Authority

By virtue of authority conferred by the General Statutes of Connecticut, Section 8-25 et seq., the following regulations are hereby adopted as the amended Subdivision Regulations of the Town of Redding.

These regulations, and amendments thereto, shall become effective at such time as shall be fixed by the Commission in accordance with the requirements of the General Statutes.

1.2 Purposes

In accordance with the broad mandates of the General Statutes, especially the directive that land to be subdivided shall be of such character that it can be used for building purposes without danger to health or the public safety, and other directives, the following specific purposes govern these regulations.

- a. To guide the growth and development of the Town in accordance with the policies and recommendations of the Redding Town Plan of Conservation and Development as amended.
- b. To insure that the health and safety of all Town residents is adequately protected, especially from such dangers as flooding, erosion, water pollution, traffic hazards, groundwater contamination, and fire.
- c. To prevent contamination and degradation of all drinking water sources in the Town especially the public water supply reservoirs, their tributary streams and watersheds.
- d. To provide a means whereby landowners may be guided toward the optimum use of their land in accordance with the Town Plan of Conservation and Development.
- e. To guide the layout and improvement of streets, thoroughfares, access ways, driveways, and pedestrian ways to provide an adequate, safe and convenient system for present and prospective traffic, access and recreation needs.
- f. To insure that safe and healthful provisions are made for each new lot in respect to water supply, sewage disposal, storm drainage and adequate access for service and emergency vehicles.
- g. To control erosion by wind and water, the deposition of silt in wetlands and watercourses, flash floods, the overloading of drainage facilities both natural and man-made and to provide for protective flood control measures where needed.
- h. To preserve the most favorable living conditions for all residents of the Town by encouraging sound site planning and the wise allocation of open space and scarce resources in accordance with the goals of the Town Plan of Conservation and Development.

1.2 Contd

- i. To conserve and protect the historic and cultural resources of the Town including but not limited to historic structures and sites and areas of archaeological sensitivity.
- j. To conserve and protect the natural resources of the Town including but not limited to areas of scenic beauty, significant trees and stone walls, areas of ecological importance and areas of interrelated natural systems such as stream-belts, “flood plains,” wetlands, vernal pools, aquifers and wildlife corridors.

Section 2

APPLICABILITY OF REGULATIONS

2.1 **Scope**

These regulations govern the subdivision, resubdivision and related development of land within the Town of Redding, pursuant to the provisions of the General Statutes as amended.

2.2 **Approval Required**

No subdivision or resubdivision of land shall be made until a subdivision application has been submitted in accordance with these regulations and has received approval from the Redding Planning Commission.

No lot in any subdivision or resubdivision shall be conveyed until the approved maps are signed by the Chairman or Secretary of the Commission and are recorded by the Chairman or Commission staff in the Redding Land Records.

2.3 **Conflicting Provisions**

In event of a conflict between any provision of these regulations and any other code, ordinance or regulation of the Town of Redding, the more restrictive provision shall be deemed to apply.

Section 3

SUITABILITY OF LAND

3.1 **Suitable Land**

Land to be subdivided shall be of such character that it can be used for building purposes without danger to health or the public safety.

Land to be subdivided shall be demonstrated to be fully capable of providing healthful and safe living conditions for its occupants, and in its projected use to protect such conditions for adjacent areas, especially with respect to water supply, sewage disposal, flood and erosion hazards, traffic and pedestrian safety and accessibility to emergency services.

3.2 **Land Requiring Special Precautions for Development**

The following types of land require special evaluation to protect the Town from hazardous development:

- a. Flood plains as defined by the “100-year flood hazard” areas mapped by the Federal agency through which the Town has its flood insurance program, and also as defined by any official flood encroachment lines adopted by State or local agencies, and all other areas subject to periodic or intermittent flooding.
- b. Primary and Secondary Aquifer Recharge Areas as delineated on the “Redding Aquifer Protection Districts” Map (latest revision) or a refinement of aquifer area delineation by a qualified hydrologist.
- c. Wetlands and watercourses as defined by the Town’s Inland Wetlands and Watercourses Regulations.
- d. All areas of soil types with “severe” or “very severe” limitations for homesites or on-site sewage disposal systems as classified by the Fairfield County Soil and Water Conservation District, acting through the Soil Conservation Service of the U.S. Department of Agriculture in cooperation with the National Cooperative Soil Survey.
- e. Areas subject to unusual erosion hazards by water or wind due to unstable soils (as classified by Soil Conservation Service), excessive stream velocity, or lack of topsoil and vegetation.
- f. Natural slopes of twenty percent (20%) and greater, as determined by accurate topographic survey at two (2) foot contour intervals for all land area in which such slope is continuous across five (5) or more contour intervals (eight or more feet of vertical rise in elevation per any forty feet of horizontal cross section).
- g. Ledge rock areas, characterized by extensive out-cropping of bedrock or surface concentrations of large bedrock debris.

Any subdivision of land which proposes the location of areas for building, site development or construction of facilities within the land types described above shall be subject to the requirements of S.R. 3.3.

3.3 Development of Land Requiring Special Precautions

3.3.1 Development of any land requiring special precautions for development (as defined in S.R. 3.2) is prohibited unless specifically approved by the Commission in accordance with the provisions of this Section and S.R. 4.1.6.

3.3.2 The Commission may require reasonable design or layout changes to limit the developed area to that land judged safe for development.

3.3.3 Where development is proposed within any area of soil classified with “severe” or “very severe” limitations for a particular use or function as described in Subsection 3.2d above, a comprehensive testing and evaluation of the soils for such suitability shall be conducted by a soil scientist or licensed professional engineer to the satisfaction of the Planning Commission.

To determine whether limitations are necessary, a written report, prepared by a qualified professional, shall be submitted with the requisite data mapping for each proposed lot and shall evaluate the significance of each of the relevant features described in S.R. 3.2 “(a)” through “(g)” as they relate to the site and its environs. The impact of the proposed development on features identified in “(a)” through “(g)” shall be analyzed in terms of:

- a. Erosion, storm runoff, flooding, soil fertility and stability, and the siltation of lowlands and watercourses.
- b. The quality and quantity of recharge to natural aquifers, both unconsolidated and bedrock.
- c. Wholesomeness and purity of surface waters entering water supply streams, based on U.S. Public Health Service drinking water standards.
- d. Natural capacity of soils to accommodate waste discharges and stormwater runoff.
- e. Disturbance or alteration of the natural, indigenous character of the land.

3.3.4 This requirement does not apply to instances in which the Town’s Wetland Agency has specifically authorized a regulated activity for an area within its jurisdiction.

3.3.5 Recommendations shall be made in such report(s) for areas which should not be disturbed by development or for measures required to permanently protect identified resources in the area to be developed.

3.3.6 The Commission may permit the development of land evaluated in S.R. 3.2 only when it finds that no adverse impact to the site and surrounding areas will result to health, safety, the indigenous character of the land or the resources of the area as defined by S.R. 1.2. In granting permission to develop these areas, the Commission may require replatting of lots to increase their area, increase reservations of deeded

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open space and/or easements and may establish special restricted areas or special use limitations.

- 3.3.7 No change shall be made in the location of buildings, driveways and sewage disposal systems on the site plan or lot development plan without Commission approval.

Section 4

DEVELOPMENT STANDARDS

4.1 Lot Layout and Lot Standards

4.1.1 Minimum lot area shall be as prescribed by the Redding Zoning Regulations Section 4.6, subject however, to any increase in area deemed necessary by the Commission under the provisions of these regulations to prevent danger to public health or safety or to protect natural resources, the natural environment and the indigenous character of the land.

4.1.2 Every lot shall contain a defined minimum rectangle (Z.R. 8.1.148) (S.R. 8.1.155) and a mapped "Building & Construction Restriction Line" (SR 8.1.36).

4.1.3 Every lot created by subdivision (or resubdivision) shall own in fee simple sufficient contiguous area of suitable terrain (land other than the types described in S.R. 3.2 "(a)" through "(g)" for:

- a. A driveway adequate to safely accommodate essential service and emergency vehicles and to meet the requirements of S.R. 4.3.13 with minimal disturbance or alteration of the natural terrain and of the indigenous character of the land. The plans/maps shall show that these requirements can be met for each existing and proposed lot. Any approvals from other Commissions (such as Inland-Wetlands) necessary to fulfill these requirements shall be obtained prior to approval.

A request for a common driveway may be made only if the requirements of this section are satisfied.

- b. Septic system and reserve areas including required setbacks.
- c. Water supply well with required separation distances and a 75 ft. radius fully contained within all boundaries of every lot. The Commission may waive this Section (4.1.3c) if it is known that a lot cannot meet this requirement and that health and safety standards will be fully protected.
- d. Erosion control and retention of storm water runoff when necessary.
- e. Separation among the buildings for purposes of fire safety and disaster protection.

4.1.4 In order to assure compliance with the mandate of Section 8-25 of the CT General Statutes that land to be subdivided shall be of such character that it can be used for building purposes without danger to health or public safety, and that adequate land suitable for building purposes shall be provided within each lot as required by S.R. 3.1, the following types of land shall be excluded in determining the minimum area of each lot for subdivision purposes.

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- a. Annual floodplains of perennial streams, as the same are determined from hydrographic and topographic measurement by a Connecticut-registered professional engineer. “Annual flood plain” shall mean lands adjacent to a perennial stream which are prone to flooding during a mean annual storm event (a storm with probability of occurring once in an average year based on local rainfall records), and shall include the mapped floodways of all streams as identified in the Flood Insurance Study, Town of Redding, Connecticut prepared for the Federal Emergency Management Agency (latest official edition).
- b. Accessways and other narrow portions of a lot or parcel of land which have width of less than fifty percent (50%) of the shorter side of the minimum rectangle (S.R. 4.1.2 and Z.R. 4.6 and Z.R. 8.1.138).
- c. Land reserved or dedicated for any specific use by or to serve others, such as utility line easements, access or driveway easements, building encroachment or structural easements, water supply or sewage disposal easements.

Each of the above areas shall be fully and accurately delineated, its area measured to the nearest hundredth acre, and the sum of all such areas within a lot excluded from all computations of the area of that lot.

Easements which are limited to maintenance of approved bank slope areas, sight-lines, storm drainage facilities, scenic views, natural areas protection and other conservation purposes may, however, be fully counted toward minimum lot area requirements.

- 4.1.5 Significant natural, cultural, historic and archaeological features on the subdivision site shall be preserved as well as historic and archaeological sites. (S.R. 4.8 and 5.10.).
- 4.1.6 Development of those portions of a property defined as land requiring special precautions for development in S.R. 3.2 “(a)” through “(g)” is prohibited unless the Commission finds that there will be no adverse impact to health, safety, natural resources, the natural environment and the indigenous character of the land. In granting permission to develop properties which include such areas, the Commission may require replatting of lots to increase their area, increase reservations of open space, and/or establish special restricted areas or special use limitations.
- 4.1.7 Every front lot (S.R. 8.1.125) shall own in fee simple a minimum of fifty feet of contiguous frontage along a State, Town or proposed subdivision road. No portion of said lot between the road frontage and the nearest point at which the lot meets minimum standards for countable area shall be less than fifty feet in width. The driveway shall be located within the said lot’s frontage and its ownership area except as provided in S.R. 4.1.9.

4.1.8 Rear lots (S.R. 8.1.158) may be approved by the Commission only when it finds that the creation of such lots will minimize road construction and contribute to protection of the natural environment and indigenous character of the land.

- a. No more than two contiguous rear lot accessways shall be permitted at one location.
- b. Every rear lot shall own an accessway in fee simple of at least twenty-five (25) feet in width (measured directly from side line to side line) for its entire length from its frontage along a State, Town or proposed subdivision road to the nearest point at which the lot meets minimum standards for countable area.
- c. No portion of said accessway shall be included in determining the minimum area of the lot. (S.R. 4.1.4).
- d. Each accessway shall contain sufficient area for a driveway adequate to safely accommodate essential service and emergency vehicles and to meet the requirements of S.R. 4.3.13 with minimal disruption of the natural terrain and indigenous character of the land.
- e. A driveway designed to serve only one rear lot shall be located and centered within the accessway which gives the lot its legal frontage. The Commission may approve an alternative location within the accessway only when the Commission finds such alternative will protect the natural environment and indigenous character of the land including special natural features or to avoid undue impact on adjacent property.

However, if the Commission finds that an accessway in a subdivision approved prior to March 30, 1992, cannot accommodate a standard driveway without irreparable injury to natural features (such as wetlands and steep slopes) or hazard to safety, it may authorize the location of a single alternative driveway in any suitable easement which meets standards for safe access and minimum environmental impact.

- f. A common driveway designed to serve two contiguous rear lots shall be centered on the shared property line between the contiguous accessways. The Commission may approve an alternative location within the area of the shared accessways only when the Commission finds such alternative will protect the natural environment and indigenous character of the land including special natural features or to avoid undue impact on adjacent property.

4.1.9 No more than four lots in total shall be served by common driveways emanating from a proposed road or its cul-de-sac (S.R. 8.1.50).

A common driveway designed to serve two, three or four contiguous lots whether front lots or rear lots may be approved by the commission only when each lot meets specified frontage (S.R. 4.1.7 and 4.1.8) and:

- a. It can be demonstrated on a separate map titled, "Alternate Individual Driveway Layout" that each lot could be served by its own individual

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driveway which must meet the requirements of S.R. 4.1.3, 4.3.1 and 4.3.13 of these regulations. This map shall show sight lines, drainage design, driveway profiles with existing and proposed grades for each driveway design. The purpose is to insure that each lot contains within its ownership sufficient uninterrupted suitable terrain (land other than the types described in S.R. 3.2. “(a)” through “(g)” to safely accommodate essential service and emergency vehicles from a public road to the house site and be available to serve the lot it accesses at some future time if deemed advisable by the Planning Commission.

- b. The use of a common driveway precludes the need for additional road construction.
 - c. The use of a common driveway substantially contributes to protection of the natural environment and indigenous character of the land.
 - d. The travel way of any common driveway shall be located within an accessway area a minimum of fifty (50) feet in width. No common driveway or accessway shall encroach on the minimum lot area, width or rectangle of any lot, as prescribed by the Zoning Regulations. The accessway area shall be located where it will have the least negative impact on the natural terrain and the indigenous character of the land. Such driveway shall have no adverse impact on adjacent property. The specific layout, design and construction standards for each common driveway shall require Commission approval.
- 4.1.10 Rear lots may be served by no more than two adjacent accessways at one location. At least two front lots must separate these from any additional accessways to rear lots.
- 4.1.11 A Driveway Easement and Maintenance Agreement conforming to the sample document on file at the Planning Office shall be provided for all lots served by common driveways. It shall equitably allocate the responsibility of each property owner for maintenance of the driveway and access easement area with adequate enforcement provisions. It shall be referenced on the Subdivision Map and recorded in the Redding Land Records as a perpetual obligation to run with the title to the respective lots.
- 4.1.12 The Commission may require that no changes be made in the approved location of buildings, driveways and sewage disposal systems on the Site Plan or Lot Development Plan without Commission approval.

4.2 Water Supply and Sewage Disposal

- 4.2.1 Every subdivision lot hereinafter created shall be capable of furnishing adequate and safe domestic water supply and sewage disposal facilities in full conformity with the requirements of all applicable State and local regulations. The Planning Commission shall submit all application data to the Town Health Officer and The Planning Commission Engineer for advisory reports.

- 4.2.2 A proposed water supply well location with 75 ft. radius fully contained within all boundaries of every lot shall be shown on the Lot Development Plan/Site Plan for each proposed lot. The Commission may waive this requirement if it is shown that a lot cannot meet it and that health and safety standards will be fully protected.
- 4.2.3 At least one percolation test shall be conducted and two deep observation holes dug to a depth of seven (7) feet or refusal, within the area of each proposed sewage disposal system and within each proposed reserve area. All such tests shall be at the expense of the applicant and under the supervision of the Town Health Officer or his designee. Results of such tests shall be certified in a written report, with recommendations, prepared by a Connecticut-registered professional engineer or by a Connecticut-licensed sewage disposal system installer under direct supervision of the Town Health Department. All deep test pipes shall be numbered by permanent marker on each proposed lot and accurately located by these numbers on the Lot Development Plan/Site Plan. They shall be left in place on the site until final approval of the subdivision plan.
- 4.2.4 In addition to compliance with applicable State and Town Health Regulations and with the requirements of S.R. 4.2.1 through 4.2.3, every application shall include a hydrologic analysis which demonstrates the adequacy of the soils on each lot to safely accommodate potential drainage loading from all sources, including but not limited to sanitary effluent, stormwater runoff and detention, and natural precipitation, for the full extent of potential development (all that would be allowed by the Regulations, or in the alternative, a specific limit agreed to by the applicant). This analysis shall be based on the rainfall and groundwater conditions at the time of data collection. It shall project the hydraulic impact of the proposed development on the entire site and adjacent area. The analysis shall be referred to the Town Health Department for comment, and shall be reviewed by the Commission's engineering consultant.
- 4.2.5 In areas of special concern such as stratified drift aquifer primary recharge areas, or when requested by the Planning Commission, the applicant must demonstrate that the leach field effluent will be renovated to Public Drinking Water Standards prior to reaching wells, springs, wetlands, watercourses or groundwater and the ecological impact of discharges shall be addressed.
- 4.2.6 All sewage disposal and water supply systems shall be designed and installed to standards which comply with or surpass the specifications of all applicable codes and ordinances and no subdivision plan shall be approved which is in conflict with such codes.
- 4.2.7 The Commission may require lots larger than otherwise prescribed by the Zoning Regulations because of site conditions likely, in its judgment, to adversely affect water supply, sewage disposal, or any aspect of the public health or safety.

4.3 Roads and Driveways

4.3.1 Safe Access

Safe and convenient access to every building site, with minimal disruption of the natural environment, shall be required in all plans.

4.3.2 Layout of New Roads

a. Proposed roads shall be in harmony with existing and proposed thoroughfares shown on the adopted Town Plan of Development, including proposed realignments, and their layout and design shall be determined in each case by the Commission.

b. Roads shall be planned to provide a convenient system for prospective traffic needs, and to safely accommodate fire fighting, school bus, snow removal and service vehicles.

c. The Commission may require proposed roads to connect with adjacent roads or undeveloped property where it deems such connection desirable for safety or adequate future access. Reserve strips are prohibited.

d. Only existing Town-maintained roads or roads built to Town standards, shall be used as the means of traffic access to a subdivision.

4.3.3 Existing Roads

a. Where an existing road is to provide frontage for new lots or access to a new road, the Commission may require the portion of the road fronting the subdivision be brought to sufficient conformity with the minimum standards of these regulations to assure reasonable traffic safety.

b. Where a subdivision fronts on any road which has a right-of-way width, a curve or an intersection that fails to meet the standards specified in these regulations, or The Road Regulations, the Commission may require the subdivider to annex to the right-of-way, by deed, an amount of land sufficient to correct the deficiency in accordance with current standards of safe design.

c. Any existing road which provides either frontage to new lots or access to new roads shall be one that is not under consideration for discontinuance. If said road is under consideration for realignment, the subdivision plan shall conform with said plan for realignment.

4.3.4 Dead-End Roads

a. A permanent dead-end road (S.R. 8.1.60) may be permitted where the Commission determines that:

1. future access and circulation needs will not require inter-connecting roads, and
 2. road continuity is not feasible for reasons of topography or other difficult site conditions.
- b. Such dead-end road system shall be limited to
1. A single road terminating in a circular turnaround, and not exceeding 750 feet in length,
 2. Road lengths shall be measured along the centerline of the right-of-way, from right-of-way beginning point to centerpoint of circular turnaround or to the terminal point of a connecting road.
 3. The road travelway widths may be determined by the Commission in consideration of individual site conditions.
- c. No dead-end road shall be laid out from another dead-end road

4.3.5 Temporary Dead-end Roads

- a. A temporary dead-end road may be permitted only where the Commission determines that:
1. future extension of the road would be feasible and desirable, considering topography, site conditions and potential availability of adjacent land for development,
 2. the eventual extension will complete a safe connection at another point in the public road system, and
 3. all property owners on or adjacent to the proposed extension route have been notified of the proposal.
- b. The subdivider shall provide all necessary mapping, technical studies, and names of abutting owners required for the findings above.
- c. Temporary dead-end roads shall:
1. be limited to a constructed total length of 1500 feet,
 2. serve no more than twenty 15 lots,
 3. terminate in a temporary circular turnaround located and improved as directed by the Commission,

4. provide a monumented right-of-way and legal reservation dedicating the future road extension for access to the abutting property it is intended to serve,
5. required building setbacks from future road extensions equivalent to those required from existing roads.

4.3.6 Circular Turnarounds

- a. All dead-end roads, both permanent and temporary, shall terminate in a circular turnaround (cul-de-sac) with minimum right-of-way radius of seventy (70) feet. Within the said turnaround there shall be a circular roadway constructed to centerline radius of forty-five (45) feet, and a natural or planted island at the center of the circle with a minimum diameter of sixty-five (65) feet. Maximum roadway gradient within the turnaround shall be six percent (6%).
- b. The construction of permanent turnarounds shall conform to applicable Town road specifications.
- c. Plans incorporating temporary turnarounds shall provide, by appropriate notes, for the following:
 1. liability and maintenance responsibility for temporary turnaround,
 2. reserved right-of-way for future road extension constituting access easement for abutting property,
 3. removal of the temporary turnaround whenever the road is extended, with its area to be topsoiled and seeded by the future developer at his expense, and title to the released area to revert to the abutting lot owners.

4.3.7 Intersections

Because of their potential for traffic accidents, special attention shall be given to the safe design of all road intersections. Intersections shall require design and construction to accomplish:

1. a minimum separation distance of 500 feet from other intersecting roads on the same side of the connecting roadway, unless the Commission determines the same is not feasible because of topography, natural conditions, visibility factors or available frontage, in which case it shall specify conditions or controls to assure traffic safety.
2. where an intersecting road exists opposite the frontage of the subdivision tract, the Commission may require the subdivision road to align with the opposite road.

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3. an unobstructed sight-line distance along each intersecting street equal to 250 feet or ten times the posted speed limit, whichever is greater.
4. a centerline angle of horizontal intersection as close to ninety (90°) as possible, for at least fifty (50) feet from the intersected travel way; where perpendicular intersection is not possible because of topography or ownership limitations, the Commission may permit a maximum deviation of not more than twenty degrees (70° to 110° intersection) provided an increased pavement radius is provided inside the acute angle to prevent vehicle turning conflicts.
5. a maximum travel way gradient on the existing road, at the point of intersection with the proposed road, of eight percent (8%).
6. maximum travel way gradient at centerline, for all new intersecting roads, of two percent (2%) for a distance of fifty (50) feet back from the pavement line of the road intersected by the new road.
7. a rounding of the right-of-way at each corner of the intersection to a minimum radius of twenty-five (25) feet, with sight-line easements as necessary.

4.3.8 Drainage

- a. Roads and driveways shall be designed so that there will be no discharge of their storm water into an existing or proposed road, or into the area upslope of a water supply well or sewage disposal system. Surface drainage shall not be permitted to discharge directly to adjacent land without a drainage easement.
- b. Where a proposed road slopes down to an intersection, a low point shall be provided at least ten (10) feet back from the intersected road travelway and catch basins provided to collect gutter flows.
- c. Where the drainage from an existing road adversely affects the subdivision property, the Commission may require, sufficient improvements and proper channeling of gutter flows, to control erosion, flooding and other hazards.
- d. Storm drainage from roads and driveways shall be accommodated by detention basins or other means of controlled and gradual release.
- e. (See also S.R. 4.5, “Storm Runoff and Erosion Control.”)

4.3.9 Right-of-way Protection

- a. No land clearing, excavation, filling or regrading shall take place on any proposed road right-of-way before recording of the approved subdivision plans.

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- b. All construction plans for new or existing roads shall be accompanied by a detailed survey of the right-of-way (entire affected area), showing accurate existing topography and all significant natural features as described in S.R. 5.10.
- c. Existing road rights-of-way shall be preserved in an attractive, stable, thoroughly planted condition.
- d. The Commission may require that construction avoid asset trees and other significant natural features, and that such features be protected from the effects of construction by such devices as wells, barriers, retaining walls, and special erosion control measures.
- e. Construction plans shall provide for the preservation or planting of at least one hardy, deciduous-type shade tree, of minimum two-inch caliper, at least every fifty (50) feet in average spacing along both sides of the right-of-way. Planted trees should be located from 5 to 12 feet back from the paved travel way, giving due consideration to necessary sight lines for intersecting driveways and roads. All planting and right-of-way development plans shall be subject to Commission approval.
- f. Guide rail fencing or equivalent, where required for safety, as recommended by the Commission, and standard road name signs at all intersections shall be installed by the developer as directed by the Commission.

4.3.10 Road Names and Address Numbers

- a. Subdivision plans proposing new roads shall be referred by the Commission to the Town Historians and Archaeologist for recommendations on an appropriate name or names.
- b. Road names shall be chosen by the Planning Commission and shall bear a meaningful relationship to the history, geography, character, natural features, or landmarks of the vicinity or of the Town. Road names shall not commemorate any presently living person, nor closely replicate any existing road name in Redding or vicinity so as to cause a confusion of addresses.
- c. Street numbers for individual lots, as assigned by the Town assessor, shall be submitted to the Commission prior to recording of the subdivision.

4.3.11 Construction Requirements For Roads

- a. All elements in the design and construction of proposed roads shall conform with the requirements of the subdivision regulations and road regulations of the Town of Redding.

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- b. Roads providing frontage for new subdivision lots shall in the judgment of the Commission in consultation with their engineering consultant be sufficient to safely accommodate potential future traffic based on land areas to be served.
- c. Road layout, design and construction shall require Commission approval in accordance with the standards of these regulations, and the road regulations in consultation with the Planning Commission's engineering consultant.

4.3.12 Driveways

- a. Driveways serving all lots and building sites shall have a maximum travel way gradient of 5% within the first 20 feet back from the travelway of the frontage road and twelve percent (12%) for the remainder of the driveway. To accommodate a short topographic obstacle, the Commission may approve a driveway design, as part of a lot development plan, with a travel gradient up to fifteen percent (15%) for not more than fifty (50) feet in length, provided the driveway serves not more than one dwelling.
- b. Where judged necessary by the Commission, fences and guide rails may be required for safety along steep slopes.
- c. Driveway intersections with the frontage road shall be planned for safety, considering required sight-line distances and the nature and volume of traffic.
- d. Driveway entrances shall be paved in accordance with Town Road Regulation specifications for a distance of twenty (20) feet from the edge of the road travelway.
- e. Approved intersection locations shall be shown on the final subdivision map and site plans for recording.

4.3.13 Pedestrian and Bike Paths

In order to insure the safety of schoolchildren and other pedestrians, the Commission may require the installation of graded pedestrian ways, or safe walking paths, along the right-of-way of any arterial or connecting road, or along any road which, because of width, curves, grades, or traffic volume, presents severe hazards to pedestrians. Such paths shall be installed wherever children are obliged to walk to a school bus stop along roads judged hazardous. A graded pedestrian way shall be at least 36 inches in width, graded for easy pedestrian use and may be informal in design, finished in accordance with specifications to be prescribed in each case by the Commission.

Bicycle paths and trails may also be required by the Commission, along the roadside or in other appropriate right-of-way locations where it determines such a need for safety. Where required, these facilities shall be constructed by the subdivider in

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accordance with specifications for base, width, alignment, wearing surface and safety marking as prescribed in each case by the Commission.

4.4 Waivers of Specified Standards

4.4.1 The Commission may waive any portion of S.R. 4.3 of these regulations by a three-quarter vote of all of the members of the Commission where unique conditions exist which affect the land in question which are not generally applicable to other land in the area, and when such a waiver would further the public health, safety, welfare, or indigenous character of the land.

4.4.2 No waiver shall be granted which would have a significant adverse effect on adjacent property or on public health or safety.

4.4.3 In each case, the Commission shall record the reason for which a waiver is granted.

4.4.4 For waiver of required data and analysis of land subject to special precautions for development, refer to S.R. 3.3.

4.5 Storm Runoff and Erosion Control

4.5.1 Every subdivision application will require planned control of storm water runoff in order to:

- Prevent flooding, exposure to floods and potential flood damages
- Conserve natural water tables
- Promote ground water recharge
- Minimize erosion and siltation
- Protect wetlands and other natural resources

The application shall minimize the impact of subdivisions on upstream and downstream land and watercourses.

4.5.2 Basic data on the hydrology of each subdivision site shall be shown on the Environmental and Existing Conditions Map, as required by S.R. 5.10.

4.5.3 Control of surface water runoff and soil erosion shall be shown on the Site Plan and the Construction Plan, at the same or larger scale. All drainage computations, flood and erosion control works, and proposed structures shall be certified by a professional engineer registered in the State of Connecticut. The drainage and erosion control plan

4.5.3 cont

shall: fully delineate all proposed measures to achieve controlled runoff release; maintain soil stability on the site; prevent upstream and downstream flooding; help maintain minimum flows in watercourses; prevent the siltation of wetlands, watercourses, and lowlands; and shall require specific approval by the Commission.

- 4.5.4 In each subdivision, planning and design of facilities to accommodate or retain storm water runoff shall be based on drainage basin analysis for all tributary or upstream watershed areas and all immediately affected downstream areas, prepared by a registered professional engineer. This analysis and report shall include calculations of potential runoff at maximum potential development of upstream land, and its methodology and conclusions shall be satisfactory to the Planning Commission. The storm frequency criteria and methodology shall be the same as the Connecticut DOT Drainage Manual based on size of watersheds unless modified by the Planning Commission.
- 4.5.5 Development, construction upon, or other modification of land within a subdivision shall not result in an excessive increase in peak storm runoff that would contribute to downstream flood damages or soil erosion, nor in the natural or preexisting rate of soil erosion on the site, adjacent areas or downstream areas.
- 4.5.6 Zero increase in peak runoff is mandatory and shall be accomplished by appropriate systems designed to achieve a gradual, controlled and dispersed storm water release by such means as storage basins, dry wells, diversion reservoirs, permeable driveways or other systems designed in accordance with good engineering practice and sound environmental and conservation objectives except where waived by the Planning Commission due to the size of the project, watershed, project location within a watershed or where it may be environmentally damaging. The design of the runoff control system shall consider groundwater recharge, water quality, maintenance and the sequential timing of upstream and tributary runoff hydrographs.
- 4.5.7 Since localized increase in water runoff velocity (independent of peak volumetric discharge) may significantly increase erosion and siltation, natural watercourses shall not be altered, channeled or relocated, nor shall wetlands be modified without a complete environmental assessment in accordance with S.R. 3.3 hereof and approval of the Redding Inland Wetlands Commission. Activities tending to increase soil saturation on significant slopes, or soil instability or erodability, shall be avoided unless proper protective measures are specifically approved. The Commission may require correction of pre-existing unstable man-made conditions on the site, such as steep banks, drainage ditches or eroding slopes.
- 4.5.8 During construction, slopes shall be protected from erosion and areas down the watershed shall be protected from excessive sedimentation. All fill and cut slopes and other site disturbances shall be stabilized as soon as practicable. Construction activities shall take place and stabilization be completed during the dry season of the year unless specifically permitted by the Commission.

- 4.5.9 A “site specific” Soil Erosion and Sediment Control Plan shall be submitted with all applications. Such plans shall be drawn with the same scale as required for the Construction Plan pursuant to S.R. 5.7 herein and shall bear the signature(s) and seal(s) of the licensed professional engineer responsible for the preparation of the plan. The Commission, in its sole discretion, may waive any part of this requirement as it may deem in the interest of the Town and the particular application. The Plan shall contain proper provisions to adequately control accelerated erosion and sedimentation and to reduce the danger from storm water runoff on a proposed site based on the best available technology. Such principles, methods and practices necessary for certification shall be in accordance with the “Connecticut Guidelines for Soil, Erosion, and Sediment Control (1985),” as may be used with prior approval by the Commission. The Plan shall contain but not be limited to:
- a. A narrative report describing the development; the schedule for site grading and other construction activities; the design criteria for the proposed erosion control measures; and construction details and application procedures.
 - b. A Site Plan showing the location of the sediment and erosion control measures and the construction sequence.
 - c. An operation and maintenance plan for short and long term periods.
- 4.5.10 All public utilities and other utility facilities (including power communication, water, sewage, and fuel lines, tanks and equipment) shall be located and constructed to avoid flood damage and health hazards.
- a. Flood elevation data for the 100-year flood, or flood having a one percent chance of occurring in any given year, shall be computed and shown for all flood hazard areas “A” zones and 100-year flood plains within a subdivision.
 - b. Where roads, utility lines, sewage disposal systems, or driveways are permitted to cross the one hundred year frequency flood hazard area, pursuant to S.R. 3.3 of these regulations, design of such facilities shall be based on the 100-year storm water surface elevations, volume and flow velocity, with an appropriate freeboard allowance.
- 4.5.11 Storm drainage shall be adequate for proposed uses. Additional storm drainage created by new subdivisions shall not increase the Town’s obligation for drainage on existing roads or other public or private lands. Where proposed storm drainage flows in such a way as to increase the rate of flow to adjacent properties downhill or downstream, drainage easements in favor of the Town of Redding shall be obtained from the owners of said property at the developer’s expense. All necessary improvements to downstream watercourses or drainage ways shall be shown on the plans. In cases where proposed storm drainage flows into an existing Town drainage system or culvert and increases the flow through said systems, existing pipes shall be replaced as necessary by the applicant to accommodate the increase in flow. Where Town drainage is replaced by a new or proposed drainage system and the outlet of the system is on private property, the developer shall at his expense obtain the necessary

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drainage easements and hold harmless agreements in favor of the Town of Redding to accommodate the increased flow.

- 4.5.12 No storm drainage, roof or cellar drains, or groundwater drainage pipes on a lot shall be permitted to discharge directly to the travel way of a road. Such drainage shall be collected and detained in a basin or dry well, for gradual infiltration to the natural subsurface water table or controlled release to surface streams, or a storm drainage system, as may be approved by the Commission. Infiltration Systems for rooftop runoff shall have a volume equal to one inch of runoff.
- 4.5.13 The Commission may specify the responsibility for maintenance of drainage detention, infiltration, erosion control, or similar structures. Drainage structures shall be designed to have low maintenance requirements and be accessible for maintenance vehicles.
- 4.5.14 Where appropriate, surface runoff from paved areas shall be directed through vegetated filters, sedimentation chambers, oil traps or other water quality treatment systems prior to being discharged into wetlands or watercourses. The Planning Commission may request an evaluation of a project's water quality impact.
- 4.5.15 The area of impervious cover on final building site plans shall not exceed that of the original subdivision drainage computations without Planning Commission approval.

4.6 Open Space Reservation

- 4.6.1 Open space reservations may be required of the applicant in any subdivision tract, up to 15 percent (15%) or larger amounts at the discretion of the applicant.
- 4.6.2 Land to be reserved for open space, park or playground use shall be planned as an integral part of the subdivision and the Town's open space plan as now or subsequently adopted by the Commission, and chosen on the basis of its value in:
- a. protecting and conserving natural resources,
 - b. enhancing living conditions and protecting cultural and historic values,
 - c. creating recreational opportunity,
 - d. providing greenbelts and trails connecting parks and separated open space parcels,
 - e. preserving the view of scenic areas and the view from the road.

Final determination of the location and extent of open space land shall be made in all cases by the Commission.

- 4.6.3 Land to be reserved for open space, park or playground use shall be shown on the subdivision plan, its area and boundaries fully described, and permanent monuments provided to delineate its boundaries on the ground.
- 4.6.4 Significant natural, scenic or historic features, including fragile resource areas such as ponds, streams, wetlands, steep hillsides and flood plains, may be required to be protected by negative easements where the Commission judges such areas likely to be endangered by development. Positive easements for trails or linkage of open space parcels may be required by the Commission where it judges such to be needed for proper access. Easements should afford reasonable privacy to adjacent owners, and should be designed to fit topography, preserve natural and historic features, and be sufficient to support appropriate uses of the easement, i.e. trails, view points, etc. All easements shall be shown on the approved subdivision plan and shall be recorded in the Town Land Records along with such plan.
- 4.6.5 All subdivision plans shall be referred to the Redding Conservation Commission for an advisory report on:
- a. the significance of the natural features and resources on the site, the adequacy of their protection in the proposed plan, and specific recommendations on measures or changes in the plan to effect their conservation,
 - b. the most appropriate location and extent of open space to be reserved, and locations of both positive and negative easements recommended to achieve conservation and recreation objectives.
- 4.6.6 All open space tracts and positive easements required for open space purposes shall extend to or have legal access from a public road. At its discretion, the Commission may specify reasonable improvements to be made by the subdivider in any open space accessway to provide access by fire, police or other emergency vehicles.
- 4.6.7 The subdivider may propose the recipients of title to open space land and easements, and shall be responsible for submitting deeds or covenants of such conveyance at the time of submission of the subdivision application. Ordinarily, land adjacent to Town-owned open space or trails, or indicated on the Town Plan as recommended public acquisition, shall first be offered to the Town.
- 4.6.8 The subdivider shall propose and the Commission shall determine the form and adequacy of all arrangements for ownership, use privileges, and maintenance responsibility for all dedicated open space tracts and positive and negative easements. All conveyance of right, title, interest and easements shall be in form approved by the Commission's legal counsel, and shall be executed and recorded in the Town Land Records.

4.7 Solar Design Requirements

- 4.7.1 As used in this section “passive solar energy techniques” mean site design standards and plans which will not significantly increase housing or other construction costs but will promote energy and environmental conservation by,
- a. maximizing solar heat gain, minimizing heat loss and providing thermal storage within buildings during the heating season;
 - b. minimizing heat gain and providing for natural ventilation within buildings during the cooling season; and
 - c. locating roads and driveways for minimum ice formation and fuel consumption, and for maximum solar de-icing.
- 4.7.2 Every subdivision plan shall demonstrate that passive solar energy techniques have been employed in the layout and design plans to the fullest extent practicable. Such techniques shall include, but are not limited to:
- a. dwelling design and orientation;
 - b. street, lot and driveway layout;
 - c. vegetation, including access for winter sunlight and shade for summer cooling;
 - d. natural and reconstructed topography; and
 - e. protection of solar access, through easements where necessary.
- 4.7.3 The Commission may require that a subdivision plan be modified as necessary to fulfill solar energy objectives cited above where it finds such to be reasonably attainable.

4.8 Archaeological, Historical and Cultural Resources Preservation

- 4.8.1 Subdivisions and resubdivisions shall be laid out to preserve all significant natural, cultural, historical and archaeological features noted on the Environmental Conditions Map (S.R. 5.5.3) , the Historical and Cultural Resources Map (S.R. 5.5.4), and as determined by the Commission from expert testimony to be of significant historical or cultural value. All such features shall be clearly shown on the Subdivision Site Maps.

Throughout this process the Commission shall seek to maximize the protection and in situ (in place) preservation of archaeological resources. The Commission shall seek recommendations of preservation alternatives from the Connecticut SHPO and the State Archaeologist. The Commission shall withhold final approval of the plan until a preservation program has been defined and accepted by the Connecticut SHPO. The preservation program shall become a binding condition of any subdivision approval and the subdivision plan shall clearly delineate the areas to be preserved or protected and the conditions which govern their use.

4.8.2 General Definitions

For the purpose of these regulations, the following items and words shall have the following meanings:

- a. Archaeological Site:
"areas of historic, prehistoric or symbolic importance, upon which occurred important historic or prehistoric events, or which are importantly associated with historic or prehistoric events or persons or cultures, or which were subject to sustained historic or prehistoric activity of man..." (from the Department of the Interior's definition as published in Preparation of Environmental Statement and Guidelines for Discussion of Cultural Resources).
- b. Archaeological Surveys:
Surveys and Reports conducted by a professional archaeologist (S.R. 4.3.2e) and carried out in accordance with the standards and guidelines described by the Connecticut State Historic Preservation Office (SHPO) in the Environmental Review Primer for Connecticut's Archaeological Resources (see "d." below), consisting of the following progressively more focused and thorough levels of investigation: Preliminary Archaeological Review, Archaeological Assessment Survey and Report, Archaeological Reconnaissance Survey and Report, Intensive Archaeological Survey and Report and Data Recovery Program and Report.
- c. Cultural Resources:
These consist of historic and prehistoric sites and standing structures over fifty years of age; aboveground or belowground structural features, cemeteries, human burials, human skeletal remains and associated funerary objects and distributions of cultural remains and artifacts which embody material evidence of past life and culture and/or are associated with historic or prehistoric events, persons or cultures.
- d. Environmental Review Primer:
The Environmental Review Primer for Connecticut's Archaeological Resources: (The Primer), latest edition as published or available from the Connecticut SHPO (formerly Connecticut Historical Commission). All archaeological investigations and reports conducted in compliance with section 4.8 (below) shall meet professional standards and guidelines, as described in the Primer.
- e. Professional Archaeological Consultant:
A professional archaeologist who has professional training and experience consistent with the qualification guidelines suggested by the National Park Service in 36 CFR 61, Appendix A. The State Archaeologist and the Connecticut SHPO maintains a list of recognized professional archaeological consultants.

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f. Sensitive

Locations that potentially contain archaeological sites, architectural resources, or historic landscape features, and might be evaluated for eligibility for the State or National Registers of Historic Places.

g. Significant

An archaeological site, structure or other property that is listed on, or meets criteria for listing on, the State Register of Historic Places or National Register of Historic Places, as defined: “The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

- a. that are associated with events that have made a significant contribution to the broad patterns of history; or
- b. that are associated with the lives of persons significant in our past; or
- c. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d. that have yielded, or may be likely to yield, information important in prehistory or history.”

The above criteria are taken from the following publication: Guidelines for Evaluating and Registering Historical Archaeological Sites and Districts by Jan Townsend, John H.

Sprinkle Jr., and John Knoerl, 1993. *National Park Service, National Register Bulletin 36*, Washington, DC., page 16: also see *The Primer*, page 7.

4.8.3 Preliminary Archaeological Review

A required initial analysis of the subdivision tract by a qualified professional archaeological consultant Stage 1A (S.R. 4.8.2e) to determine whether an Archaeological Assessment Survey and Report (S.R. 4.8.4) or an Archaeological Reconnaissance Survey and Report Stage 1B (S.R. 4.8.5) is warranted. The findings of this analysis are to be made part of the initial application.

4.8.4 Archaeological Assessment Survey and Report (Stage 1A)

Required when any portion of a subdivision tract

- a. Is identified in the Preliminary Archaeological Review (S.R. 4.8.3) by the Planning Commission's archaeological consultants as potentially sensitive (having the likelihood to contain archaeological sites); **OR**
- b. Contains a site identified on the same map as having "Archaeological" or Historical "1700 to 1799" or "1800 to 1899" sensitivity; **OR**
- c. Is identified as having "Prehistoric Archaeological Sensitivity (80 percent)" on the Town of Redding Archaeological and Historical Sensitivity Map.

This report shall be submitted to the Commission for review. The report shall comply with professional standards and guidelines as described in the Primer. Connecticut Archaeological Inventory Forms for all identified archaeological sites and isolated finds shall be professionally prepared and submitted to the Commission and the Connecticut SHPO.

4.8.5 Archaeological Reconnaissance Survey and Report (Stage 1B)

Required where any portion designated for development within a subdivision tract lies within an area identified as potentially sensitive to contain archaeological sites by the Archaeological Assessment Survey.

This report shall specifically identify, locate and describe all archaeological and historical resources of the subdivision tract. It shall contain recommendations for Intensive Archaeological Survey if archaeological sites are present in the subdivision tract. Recommendations will include objectives and proposed methods of intensive Archaeological Survey. Connecticut Archaeological Inventory Forms for all identified archaeological sites and isolated finds shall be professionally prepared and submitted to the Commission and the Connecticut SHPO.

4.8.6 Intensive Archaeological Survey and Report (Stage 2)

Required if archaeological sites are identified within the proposed subdivision tract in order to 1. determine site boundaries and 2. determine if an archaeological site is significant (meets eligibility criteria for the National Register of Historic Places).

The Intensive Archaeological Survey Report shall contain recommendations for

- 1) Archaeological site avoidance, i.e. S.R. 4.8.7 a.2 ; **OR**

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2) A Data Recovery Program (S.R. 4.8.7a.1 and 4.8.7b) if significant archaeological sites are present and cannot be avoided in the subdivision tract.

The Intensive Archaeological Survey Report will include objectives and proposed methods for #1 or #2 (above). Connecticut Archaeological Inventory Forms for all identified archaeological sites and isolated finds shall be professionally prepared and submitted to the Commission and the Connecticut SHPO.

4.8.7 Data Recovery Program and Report

- a. 1. A Data Recovery program is required if an archaeological site is determined significant by the commission (meets eligibility criteria for the National Register of Historic Places) and can not be avoided by subdivision development; **OR**
 2. The applicant restricts by means of a permanent preservation easement the full extent of the area(s) found to possess significant archaeological or historical sites, so as to preserve the same area free from development. Such easement shall be granted to the Town or a recognized conservation entity, with perpetual rights to conduct limited archaeological research on the same area at reasonable times, and to be periodically reviewed/visited by the Town to evaluate compliance with the preservation easement.
- b. Following the Data Recovery investigation, a report shall be submitted to the Commission for review. The report shall comply with professional standards and guidelines as described in the Primer. Connecticut Archaeological Inventory Forms for all identified archaeological sites and isolated finds shall be professionally prepared and submitted to the Commission and the Connecticut SHPO.

4.8.8 All Surveys and Reports shall be prepared at the applicant's expense and conducted in accordance with the standards and guidelines described in the Primer (S.R. 4.8.2d) by a professional archaeologist (S.R. 4.8.2e) using methods recognized by the Connecticut SHPO.

Connecticut Archaeological Inventory Forms for all identified archaeological sites and isolated finds shall be professionally prepared and submitted to the Connecticut SHPO. Copies of all archaeological reports and correspondence relating to archaeological investigations shall be submitted to the Commission and the Connecticut SHPO and Office of the State Archaeologist. Archaeological collections recovered from investigations shall be curated according to standards and guidelines of the Connecticut SHPO, and curated at a qualified museum or curation facility, with required curation costs paid by the applicant.

4.9 Protection of Asset Trees

- 4.9.1 Trees of great size, rarity or unique aesthetic value constitute an irreplaceable resource of the Town and shall be preserved in the design of the subdivision (S.R. 1.2 j, 4.1.5 and 4.8.1). The Standards set forth in S.R. 4.9 shall apply to each individual lot as proposed within any subdivision application, however, these standards and regulations shall not be used to regulate or modify the total number of lots in any such applications.
- 4.9.2 The location of each Asset Tree on the site shall be determined by the Redding Planning Commission in consultation with a licensed arborist or landscape architect and shall be clearly and accurately depicted on the Environmental and Existing Conditions Map, the Subdivision Map and all Lot Development/Site Plans, indicating each such tree's specie, diameter, condition and any cultural or historical significance (S.R. 5.10.1 and S.R. 8.1.323).
- 4.9.3 Except as provided in S.R. 4.9.7, every Asset Tree shall require a protected perimeter, comprising a circle centered on the tree and of such diameter as will fully encompass the outer limits of all branches or the outermost extent of the root zone if such is of greater extent as determined by a licensed arborist.
- 4.9.4 The protected perimeter surrounding each Asset Tree shall be shown on all Lot Development/Site Plans and shall be marked with a distinctive tone or symbol to be noted on the map legend as "Protected Tree Area, Not To Be Disturbed".
- 4.9.5 Plans for the layout of roads, driveways, house and building sites, septic fields and other areas of disturbance shall avoid Asset Trees unless there is no reasonable alternative location for such construction. The Commission may require that proposed plans be revised in layout and that the development area on any particular lot be restricted in extent as necessary to protect such trees.
- 4.9.6 In any area of the site where land clearing, construction traffic, regrading, storage of materials, each disturbance or construction activity of any kind will occur within fifty (50) feet of an Asset Tree, the protected perimeter(s) of such tree(s) shall be securely fenced off, in accordance with specifications approved by the Commission, before the start of any clearing or construction work. Such fencing shall be shown on all Lot Development/Site Plans and maintained in place throughout the duration of all construction work until final certificates of occupancy have been granted. The Subdivision Map shall note this requirement.
- 4.9.7 The Commission may authorize the removal or alteration of an Asset Tree, or an encroachment within such tree's protected perimeter, when it finds as follows:
- a. the tree is located on an existing public right-of-way and such removal, alteration or encroachment has been granted permission under the Redding Tree Warden Regulations; or

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- b. such removal, alteration or encroachment is necessary for specified reasons of public health or safety, or to alleviate an imminent hazard to adjoining property; or
- c. a condition of advanced disease or debility make the tree's removal advisable for reasons cited, based on inspection and report by a licensed arborist; or
- d. removal of the tree or encroachment within its protected perimeter is necessary for safe access to and from the subdivision tract and/or lot and there is no other feasible, safe or prudent alternative.

4.9.8 In any instance where the Commission authorizes an encroachment within the protected perimeter of an Asset Tree, the following conditions shall apply:

- a. the encroachment shall comprise the minimum extent of disturbance necessary to provide for public health and safety;
- b. a site plan shall be provided for the affected area(s), designed by a licensed arborist or landscape architect to assure the protection and survival of each saved Asset Tree, showing details of: protective fences and barriers; earth regrading area and levels; wells and oxygen, water and nutrients, drainage, pruning, feeding, cabling and other recommended measures; and
- c. a performance bond, in amount and particulars satisfactory to the Commission, shall be posted with the Town to guarantee satisfactory compliance with the protection plan described above.

4.9.9 In any instance where the Commission authorizes the removal of an Asset Tree or such tree is substantially damaged as a result of work on the site, the Commission may require replacement. If so required, the replacement tree shall be promptly replaced at a size, specie and location approved by the Commission, the proper installation and survival of which is guaranteed by a performance bond with a duration of thirty-six months. The value of the bond shall be the replacement cost of each tree, including all planting costs and maintenance costs over the 36-month period, plus ten percent (10%). The replacement cost shall be determined by the Guide For Plant Appraisal (Connecticut General Statutes 23-65). Replacement trees shall mean hardy, nursery-certified trees whose size, specie and number shall approximate as closely as possible the originals as determined by the Planning Commission in consultation with a licensed arborist or landscape architect.

4.9.10 Each Asset Tree which is to remain on the site shall be clearly marked, including its protected perimeter, on the Subdivision Map and all Site Development/Site Plans with an appropriate symbol. The legends shall include the symbol and the following note: "Protected Tree Area, Not To Be Disturbed".

Section 5

APPLICATION PROCEDURE

5.1. Pre-application Review

A pre-application process, as outlined below, is strongly recommended to assist the applicant in making a time and cost efficient application. This process, however, is not mandatory and will not pre-determine any action or decision by the Commission on a subsequent application. There is no pre-application fee.

The purpose of the pre-application process is to provide the landowner/applicant and its agents with an opportunity to learn from the Town's land use commissions and its consultants about land areas which require special protection under applicable regulations, as well as any other requirements of Town regulations which may affect the site. It will also provide an opportunity for Town review personnel to become familiar in advance with the limitations and characteristics of the site.

- a. The property owner/applicant should contact the Town's Land Use Coordinator at the Land Use office and complete an information form for the pre-application review. An accurate map of the property, prepared by a licensed civil engineer or surveyor at a scale suitable for the eventual subdivision plan must accompany the information form. This map shall generally conform to the requirements for an Environmental and Existing Conditions Map as listed in Section 5.5.3 of these regulations, except that contour intervals of five (5) feet will be acceptable for the pre-application review.
- b. The Land Use Coordinator will schedule a daytime conference for attendance by the following parties: (1) The property owner and/or applicant; (2) the applicant's design professionals who will plan the subdivision; (3) one or two representatives from each relevant Town board and commission (Planning, Conservation, Wetlands, Zoning, others as appropriate); and (4) any relevant Town consultants (such as planning, civil engineering, environmental impact, historical and cultural resource protection).

The conference will consist of (1) a descriptive overview of the pre-application submission (from information form and map) and (2) a site walk of the property for those in attendance, conducted by the applicant and its engineer, surveyor or other professional.

The principal object of this overview and site walk will be to impart information about pertinent Town regulations and to gain as much information as possible about the natural resources and physical limitations of the site.

- c. The specific layout of lots, driveways, roads and other features of the proposed subdivision are not to be shown or reviewed during the pre-application process.

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However generalized locations for feasible house sites, driveways and roads may be discussed or sketched graphically during the session, using the map described above, in order to facilitate discussion of potential site development and its compatibility with Town requirements.

- d. Following the conference and site walk each Town representative and consultant will submit a report to the Town Land Use Coordinator recommending:
 - (1) Areas of the site which present special topographical, environmental, cultural or historical challenges resulting in potential limitations for development;
 - (2) General locations within the site which may be suitable for house sites, driveways, roads, drainage detention or other facilities;
 - (3) Conditions which should influence the selection of areas for open space setaside, including but not limited to the following: streambelt protection, adjacent open space, passive recreation and hiking trails, cultural resource preservation, scenic views and beauty and views from adjacent roads.
- e. Reports generated by the pre-application review will be sent by the Land Use Coordinator to the applicant, or may be drafted by the Land Use Coordinator into one report to the applicant which summarizes all observations and recommendations made in the several reports.

5.2. **Procedure For Subdivision or Resubdivision Application**

The following section outlines the approximate sequence of steps in the application process, as a guideline to the applicant. In certain special instances, variations in order or content may be necessary within the limits of the statutes and of these regulations.

- a. Preliminary review is strongly recommended, but not mandatory (Section 5.1).
- b. The complete subdivision application shall be submitted to the Land Use Coordinator during regular office hours. The application must include all required maps, plans, reports and other materials as described in Sections 5.4 through 5.8 inclusive, in prescribed form and content and with the prescribed number of copies as set forth in the application form as amended from time to time.
- c. The Planning Commission will formally receive the application at its next regular meeting following the date of submission, or within thirty (30) days, whichever is sooner. Upon receipt of the application the Commission may determine whether to hold a public hearing and may set a public hearing date.

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- d. Following receipt of an application for subdivision or resubdivision, no site clearing, regrading or construction work shall be undertaken on the site prior to Commission approval of the application.
- e. Pertinent application maps, plans, reports or other materials may be referred by the Commission to:
 - (1) technical consultants;
 - (2) other Boards and Commissions of the Town of Redding; and
 - (3) other governmental agencies as may be necessary to conduct a full review of the application.

Reports and recommendations received as a result of these referrals are part of the record of the application.

- f. A Public Hearing may be held on any subdivision application, and shall be held on all resubdivision applications. Legal notices shall be published by the Planning Commission in accordance with the requirements of the Connecticut General Statutes. The Applicant shall mail notice of the public hearing to the owners of record of all abutting land in accordance with the requirements of the General Statutes. Abutting owners shall be as recorded on the records of the Town Assessor on the date of first mailing and shall include owners of land on the opposite side of each abutting street. All such notices shall be by Certified Mail. It shall be the responsibility of the applicant to furnish to the Commission proof of certified mailing to each abutting owner of record, and a sample copy of such notice and any supporting documents as mailed.
- g. The Commission shall approve, require modification and approve, or disapprove the application. In the case of an approval the Commission may set Conditions of Approval. The Commission shall enter into the application record its reasons for its action, and shall publish and communicate its decision as required by law.
- h. In instances where the Commission requires modification and approves an application, or approves with conditions, it shall promptly advise the applicant of any required amendments to the map, plan, or other application documents, and of the credit, grants, easements and conveyances required by its terms of approval, described in an office document, "Procedure Following Approval" which is on file at the Planning Office. Materials submitted by the applicant in response to the conditions of approval may be referred by the Commission to its technical consultants for aid in establishing that the approved application is ready for recording on the Town Land Records. Upon the determination that all submitted materials are in proper final form, the Commission's signature of approval, noting the statutory expiration date of approval, shall be affixed to the subdivision map and site plans. The Commission or its authorized agent shall record the referenced maps and plans

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along with other required application documents on the Town's Land Records as required by law, as well as for the files of the Land Use Office.

5.3 Complete Application Required

The Commission may deny without prejudice any application that is incomplete prior to scheduling a public meeting or hearing related to the application provided the applicant has not made application to the Inland Wetlands Commission, which would require a report prior to any vote by the Commission.

5.4 Content of Application

The subdivision application shall consist of the following materials, with qualifications as noted:

- a. Application Form. The application form shall be properly completed and signed by the owner or owners (all) of the property. If owner(s) are to be represented by others, a letter authorizing such representative, signed by the owner(s), shall accompany the application. Statements required by Conn. General Statutes 8-7c (as amended) must accompany the application form if the property is held by a trustee of an undisclosed trust.
- b. Fees. An application fee shall be required in accordance with the Fee Schedule prescribed by the Commission, on file at the Planning Office. In addition to the standard application fee, an estimated cost of review shall be determined for specific engineering, planning, legal and/or other special consultant services required for review of the application, as well as legal notice costs. These estimated costs will be added to the standard fee at the time of submission. Unused funds will be returned to the applicant and additional uncovered costs will be charged to the applicant. The Commission shall determine the amount payable for each application by means of an "Estimated Costs of Review" plus any actual additional costs as described above. Any current fee schedule shall be available at the Town Land Use Office.

Checks for the Application Fee and the Estimated Costs of Review shall be made payable to the Town of Redding at the time of application in accordance with the applicable law and regulation.

- c. Surveys, Maps and Plans. All of the surveys, maps and plans specified in Section 5.5 shall be provided as described therein.
- d. Reports. Each of the reports as detailed in Section 5.6 must accompany the application.

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- e. Applications to Coordinate Agencies. A copy of each application to a public agency exercising jurisdiction related to the subdivision, and any reports, permits or licenses from such agency, as provided in Section 5.7, shall accompany the application.
- f. Draft Conveyance Documents. A binding agreement, in draft legal format, for each conveyance proposed to a non-profit entity or to the Town, as described in Section 5.8, shall accompany the application.
- g. Construction Cost Estimates. Where an application proposes facilities which must be constructed in order to complete the subdivision plan as shown, two (2) comprehensive cost estimates in itemized detail, each prepared by a Connecticut-licensed professional engineer, contractor or installer, shall accompany the application. Work items subject to this provision include, but are not limited to, roads, common driveways, bridges, culverts, retaining walls, fences, storm drainage facilities, detention ponds, community water supply, fire protection ponds, water supply and sewage disposal systems, utility installations, erosion controls, land contouring and planting, monuments, street trees and stone wall restoration.

Refer to Section 5.5.8 for details.

- h. Number of Copies. The number of copies of required maps, plans, reports and other documents which comprise a subdivision application shall be as specified by the Commission on the application form "Number of Copies" Sheet. Additional copies may be required by the Commission for review purposes, at the applicant's expense.

5.5 Surveys, Maps and Plans

5.5.1 Accurate Survey Required

Every subdivision application shall include an accurate survey of the property which meets the criteria for horizontal accuracy of a "Class A-2" property survey and the standards for accuracy of a "Class T-2" topographic survey, as defined by the Regulations of Connecticut Agencies (Section 20-300 b-1 et seq., General Statutes as amended). Such survey shall bear the seal, signature and license number of a land surveyor licensed in Connecticut, together with a certification that the data is "substantially correct" in accordance with the cited criteria. The cited survey shall be the basis for each of the maps and plans required herein (Sections 5.5.3 - 5.5.8 inclusive).

The property survey shall delineate the complete perimeter boundaries for each parcel of land included in the application, including intersecting boundaries of adjacent parcels, names of the owners of record of adjacent parcels, the complete boundaries (both sides) of each road and public right-of-way where adjacent to the subdivision tract(s), road names, and all buildings on the subdivision tract(s). The survey shall also

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cite each prior survey, by maker, date and record map number (if available), on which reliance has been made in preparation of data shown on the current survey.

5.5.2 Standards For Maps and Plans

In addition to conformance with the requirements of Section 5.5.1, each required map and plan shall comply with the following standards:

- a. Where possible, maps should be provided at a common scale for purposes of comparability.
- b. A map or plan shall be legibly rendered on a sheet measuring 24 inches by 36 inches, on which all data, notes and lettering are readable from the bottom or left side of the sheet.
- c. Except for plans or profiles depicting road construction, sight lines or drainage systems, a map or plan shall show the property generally oriented so that its more northerly portion is toward the top or right-side margin of the sheet.
- d. Each map and plan shall be drawn to the largest practicable decimal scale, but not larger than 1 inch equals 40 feet nor smaller than 1 inch equals 100 feet for map data. Construction details may be larger as required, and map data may extend to more than one sheet provided accurate match-marks are shown.
- e. Every map and plan shall include the following specific elements within a title block to be located generally at the lower right corner of each sheet: name of subdivision and particular title of the sheet; sheet number if applicable; graphic scale; original issue data and all revision dates; and name(s) of those responsible for preparing the map or plan. At a position near or adjacent to the title block the map or plan shall reference the particular survey map(s) and other data sources on which the sheet is based. Space shall also be provided adjacent to one or more margins of the map or plan within which the following data shall be inscribed, as applicable: an arrow indicating “North”; a legend explaining symbols used on the sheet (if any); notes expressing pertinent construction limitations or specifications.
- f. Where a map or plan is to be recorded in the Town Land Records it shall meet the criteria for record maps as specified in Section 7-31 of the General Statutes, and shall provide an approval block with lines for the Commission’s signature, the approval date and expiration date, located as close to the title block as possible.
- g. Each map or plan related to the design and construction of roads, streets, drainage systems, water supply and distribution systems, sanitary sewer and sewage disposal systems, common driveways, ponds and stormwater detention basins, dams and retaining walls, bridges, culverts and/or other structures shall be designed by and

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shall bear the seal and signature of a professional engineer licensed by the State of Connecticut who has credentials suitable for the types of construction shown. The Engineer's plan shall reference the survey map or source map from which the data on the plan was drawn.

5.5.3 Environmental and Existing Conditions Map

- a. The planning and design of each subdivision and resubdivision shall protect and preserve the natural resources of the Town, as described under "Purposes" (Section 1.2j) and "Land Requiring Special Precautions For Development (Section 3.2).
- b. The following maps prepared for the Town of Redding are on file at the office of the Planning Commission and are hereby incorporated by reference:

Aquifer Protection Districts, Town of Redding, Connecticut
Floodway and Flood Boundary Map, Town of Redding, Fairfield County,
Connecticut
Major Bedrock Fracture Systems, Redding, Connecticut

These maps, which are to be used for informational purposes only, generally define areas that require special review by qualified experts before those areas may be approved for any type of construction.

- c. Every subdivision application shall be accompanied by a comprehensive Environmental and Existing Conditions map of the site. The map shall be prepared by accredited professionals at the same scale as the required survey map, shall fully comply with the standards of Section 5.5.1 and 5.5.2, and shall depict the following information:
 - (1) Accurate topography, mapped from field survey or partial survey coordinated with other surveys, at a contour interval of two (2) feet or less.
 - (2) Slope analysis, based on the above survey, showing average natural slopes of 20 percent or greater and those slopes less than 20 percent but at least 15 percent or greater.
 - (3) Soils mapping, which accurately locates the extent of the various soils on the site consistent with the soils classifications of the Fairfield County Soil and Water Conservation District, as identified by the U.S. Department of Agriculture Soil Conservation Service. Such mapping shall show the boundaries of all wetlands, watercourses and vernal pools on the site, as located and certified by a qualified professional soil scientist, and shall also

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delineate the extent of land areas regulated in relation to such features pursuant to the Redding Wetlands and Watercourses Regulations.

- (4) Accurately delineated flood plains, showing the boundaries and extent of the “100-year flood hazard area” as determined from official mapping prepared for the Federal Flood Insurance Administration.
 - (5) The extent of any stratified-drift aquifers underlying the site, as determined from hydrologic mapping published by the U.S. Geological Survey, refined to show estimated boundaries of direct recharge areas and estimated depths to maximum (highest average seasonal) water table.
 - (6) Drainage basin boundaries and areas, locating the approximate watershed extent for all significant streams and drainage channels, from topography as mapped above.
 - (7) Significant development, including all existing roads, driveways, trails, bridle paths, rights-of-way (including boundaries), utility lines, buildings and structures, stone walls, paved areas, storm drainage systems, wells, septic systems and other waste disposal areas.
 - (8) Landmark and Asset Trees, as defined in Section 4.9, indicating the location, species (common name), and dripline circumference for each such tree.
 - (9) Generalized types of vegetation on the site, such as deciduous forests, coniferous forests, brush land, pastures, and grassland meadows, with boundaries clearly shown for each.
 - (10) Trees which are part of a cultivated landscape (an arrangement of ornamental, fruit or shade trees in roadsides, fencelines, orchards, fields, lawns or tree plantations).
 - (11) Scenic features, such as (but not limited to) streams, waterfalls, ponds, vernal pools, marshes, ravines, ledge outcrops, cliffs, caves, ridge lines, open meadows and distant views.
- d. The data described above in Sections 5.5.3 c Subsections (1) through (11) shall be mapped for the entire site and for such areas immediately adjacent to the site’s boundaries as may be required to properly evaluate the impact of such features in the subdivision design. As a minimum, such data for adjacent areas shall be compiled from public maps, aerial photos, Town records, geological surveys or other available data for all areas within 200 feet of the site’s boundaries including roadways. A legend shall be provided on the map with appropriate symbols and/or notes for each of the features listed above.

5.5.4 Archaeological, Historical and Cultural Resources Map

- a. Significant archaeological, cultural and historic features of the site shall be preserved in the design of each subdivision, as described under “Purposes” (Section 1.2) and “Archaeological, Historical and Cultural Resources Preservation” (Section 4.8).
- b. The following map, prepared for the Town of Redding, is on file at the office of the Planning Commission and is hereby incorporated by reference:

“Archaeological and Historical Sensitivity, Redding, Connecticut”

The cited map should be consulted for general locations of historical and archaeological resources on the site, but will not substitute for accurate mapping required by Section 4.8.

- c. Each application shall include a unique Archaeological, Historical and Cultural Resources map of the site, at the same scale and to the same standards of accuracy as the Environmental and Existing Conditions Map (Section 5.5.3), which shall depict the following features:
 - (1) Topography, wetlands, watercourses and significant development as generally required by Section 5.5.3 c Subsections (1), (3) and (7) of these Regulations;
 - (2) Areas of archaeological sensitivity or significance from Town mapping and
 - a. from the Preliminary Archeological Review, as required in Section 4.8.3
 - b. Survey data shall be added subsequently as determined by the Preliminary Archaeological Review. Section 4.8.3
 - (3) Historical sites, structures, features and areas of historic sensitivity from Town mapping, historic atlases, deeds and other available records or reports (Refer to Sections 4.8.4 and 5.6.4);
 - (4) Existing pedestrian trails, describing conditions and type of use; and
 - (5) Stone walls, noting height, width, length, condition, and estimated age.
- d. The features and resource areas described above shall be accurately mapped for the entire site and its immediate environs. Such mapping shall be documented for historical and archaeological sensitivity by an accredited professional, recognized by the State Historical Preservation Office and shall be prepared in accordance with the standards and guidelines described in the Environment Review Primer for Connecticut’s Archaeological Resources, as referenced in Section 4.8 2d of these regulations.

5.5.5 Subdivision Map

Each application shall include a map labeled Subdivision (or Resubdivision as necessary) Map. See Section 8 (Definitions). In addition to full compliance with Sections 5.5.1 and 5.5.2 a. through e. inclusive, the Subdivision Map shall contain the following information:

- a. The full extent and layout of all lots and other parcels, comprising the subdivision tract, including adjacent land in the same ownership and abutting tracts involved in any exchange of title or rights.
- b. Accurate distances and bearings of all boundary and lot lines.
- c. The location and layout of existing and proposed roads, easements, rights-of-way, and open space parcels, including accurate distances and bearings, arc lengths and radii of all curves, for all boundaries within 100 feet of the tract.
- d. The area of each separate lot or parcel, in acres (nearest hundredth).
- e. Demonstration that each lot meets requirements of the Redding Zoning Regulations for includable lot area, minimum rectangle, minimum setbacks and minimum frontage.
- f. Building and construction restriction lines, as defined in Section 8.1.36, which shall be shown as lines outlining a shaded area (Buildable Area Section 8.1.34) representing the maximum permissible extent for certain features defined in Section 8.1.36.
- g. Existing structures and significant natural or man-made features, such as streams, ponds, stone walls, ledges, utility lines, wells, septic systems and reserve areas, fences, retaining walls, swimming pools and tennis courts, roads and driveways; to be shown for all such features proposed to remain on the subdivision tract and for those existing 200 feet outside the perimeter of the tract as determined from Town records and available maps or aerial photos.
- h. Accurate location and description of existing and required monuments. Monuments shall be provided on roads at all angle points, points of curve, points of tangency and such intermediate points as may be directed by the Commission. Monuments shall be installed at all intersections of lot boundary lines. Where required by the Commission, the location of a major change in direction of a given lot line shall be indicated by a monument. Stone walls, ledge rock, trees or other topographical features shall not substitute for monuments. Where any such feature prevents proper installation of a required monument, that monument shall be installed offset from its proper location, and the accurate distances of offset shall be shown on the plan. Monuments for all roads and open space parcels shall be of stone or good

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reinforced concrete, not less than four inches (4") square and four feet (4') long, with centers clearly marked. Other monuments may be iron pins or other suitable permanent materials approved by the Town Engineer. Each monument shall be installed with at least three quarters of its length below the proposal finished grade.

- i. Notes and references which identify previous subdivisions or survey map(s) filed in the Town Land Records by map file number and date; zoning district (and boundaries if they intersect property).
- j. A column titled "**References**", which lists each individual map or document comprising the approved plan as follows:
 - (1) Every approved map, plan, detail sheet and report by its title with latest revision date;
 - (2) Every permit from other agencies exercising jurisdiction including (but not limited to) State and local departments, officials, boards and commissions; and
 - (3) Every approved deed, easement, restrictive covenant and agreement by specific title.
- k. A column titled "**Notes**", located at the left side of the Map, wherever possible, shall recite verbatim each of the Commission's "Special Conditions of Approval and Standard Conditions of Approval as adopted in the resolution approving the application.

The Standard Conditions of Approval are on file at the Land Use Office and may be amended by the Commission, as they apply to any particular application.

- l. The following notes shall be inscribed on the Subdivision Map wherever they apply:
 - "Building (or structure) to be removed";
 - "This parcel is not approved as a lot for building purposes";
 - "Lot created by first division of property; see Record Map No. ____".
 - "Frontage lies along a Scenic Road".

5.5.6 Lot Development Plans and Site Plan

Every subdivision application shall include a Lot Development Plan for each lot within the subdivision and, in addition, a composite Site Plan as described in this section. Each map shall meet the standards of this section as set forth below. In any instance, however, where a lot or lots are subject to related site plan review by the Zoning Commission, the Planning Commission may waive some or all of the requirements of this section.

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a. Lot Development Plans:

- (1) The scale of this plan shall be not smaller than one inch equals sixty (60) feet nor larger than one inch equals forty (40) feet. Any number of sheets may be used, however each lot must be shown in its entirety. All Lot Development sheets shall be at the same scale. Orientation to North must be the same on all sheets.
- (2) The Plan shall show existing and proposed land contours at 2-foot contour intervals, consistent with the survey standards of Section 5.5.1. and 5.5.2.
- (3) The Plan shall clearly delineate all wetlands, watercourses, ponds and other features creating areas requiring special precautions for development as described in Section 3.2.
- (4) The Plan shall show the location of all proposed development on each lot, including (but not limited to) water supply wells with 75 ft. radius, soil test locations, sewage disposal systems and locations of reserve areas, driveways, two unobstructed parking spaces, drainage and utility facilities, easements (if any), existing buildings and structures (if any), and the following in approximate location and schematic configuration scaled to proposed size: dwelling(s), accessory structures, decks or terraces, pools, courts or other paved areas, and any other area requiring clearing or alteration of the natural terrain.
- (5) The Plan shall indicate with graphic clarity (such as tone or pattern) the area where construction is permitted (Section 8.1.34) within the area defined by the Building Construction Restriction Line (Section 8.1.36).
- (6) The Plan shall show the title, scale, date and area for revision dates in the lower right hand corner of each Plan sheet.
- (7) Every Lot Development Plan shall carry the following note; after recording, no changes shall be made to the approved location shown on the Lot Development Plan(s) of any construction without approval by the Redding Planning Commission. The approved Subdivision map shall include a note stating this.”

b. Site Plan(s)

- (1) The Site Plan shall be a composite of all lots as shown on the Lot Development Plans, on one sheet (or two sheets with match lines if necessary). It shall be accurately drawn to the same scale as the Subdivision Map (Section 5.5.5) and be suitable for recording in the Town Land

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Records (Section 5.5.2). In addition to replicating all of the features shown on the Lot Development Plans, the Site Plan shall show the locations of proposed roads, common driveways, detention basins and any other features planned for construction within the subdivision.

- (2) The Site Plan(s) shall carry the following note, “After recording, no changes shall be made in the approved location of any construction, as delineated on the Lot Development Plans or Site Plan, without approval by the Redding Planning Commission prior to construction.”
- (3) On approval by the Commission the Site Plan(s) shall be endorsed with the Commission’s signature of approval as an adjunct to the record Subdivision Map and shall also be recorded in the Town Land Records.

5.5.7 Erosion, Sediment and Stormwater Control Plan

A detailed stormwater control and soil erosion and sediment control plan, prepared in accordance with the requirements of Sections 4.5.3, 4.5.5, 4.5.6, 4.5.7 and 4.5.9 of these regulations, shall be part of every subdivision application. The plan, to be prepared by a professional engineer licensed in the State of Connecticut, shall be at the same scale as the Site Plan (Section 5.5.6 b) or Construction Plan(s) (Section 5.5.8), whichever is larger. The plan shall comply with the standards of the “Connecticut Guidelines for Soil Erosion and Sediment Control” and the “Connecticut Stormwater Quality Manual” (latest edition of each). A report by the engineer responsible for the plan shall accompany the plan as provided in Section 5.6.2.

5.5.8 Construction Plan

Each application which proposes to create one or more common driveways, new roads, the construction or reconstruction of existing roads, the construction or reconstruction of drainage systems or other structures shall include a Construction Plan for such improvements. All road construction shall be in conformance with Section 4.3 and Town Regulations. In addition to compliance with the basic map standards of Section 5.5.2 the Construction Plan shall show the accurate location, layout and necessary construction details for each of the following items:

- a. Proposed new roads and reconstruction of existing roads and common driveways, in both plan and profile, indicating right-of-way dimensions, width of right-of-way and pavement, existing and proposed centerline grade lines with stations every 50 feet, vertical curve data, and percent of grade.
- b. Typical cross-sections of the roads with paving, shoulders, curbs and ditches in detail, including cross-sections of all roadway portions which will require cuts and

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fills steeper than those specified herein and of those extending outside the prescribed right-of-way.

- c. On plan-profile maps, all utility lines, encroachment lines and all easements for utilities, drainage and other rights-of-way, with location, slopes, size and inverts of existing and new culverts, and the entire drainage system. Drainage design shall be in accordance with the criteria outlined in the Road Regulations of the Town of Redding and in these regulations.
- d. Full details of all intersections including existing roads, existing conditions and proposed construction along the entire frontage of the subdivision site and within the specified sight line distances (whichever is greater). Such details shall include existing and proposed right-of-way lines (both sides of road), pavement and curb lines, topographic contours, pavement details,
- e. Full details of all structures including bridges, culverts, catch basins, retaining walls, drainage swales, fire protection tanks, detention basins, dams, ponds, fences and pedestrian walks.
- f. Monuments, as required in Section 5.5.5h.
- g. Water and sewer systems serving more than one lot.
- h. Details of grading, topsoiling, and tree and other plantings to be provided on all road rights-of-way (including cul-de-sac islands), with soil depths and planting specifications given.
- i. All public utility lines or conduits, including those for power and communication, installed under ground.
- j. Planned storm water management measures, to prevent erosion and the deposition of sediment in watercourses, wetlands and other low lands for the long term as well as during construction (Sections 4.5 and 5.5.7).

5.6 **Reports**

Each subdivision application shall include the basic reports listed in this section, prepared by a professional expert in the relevant field with credentials recognized by the State of Connecticut or acceptable to the Commission. In its sole discretion the Commission may waive the requirement for a particular report or section of a report where it finds that site conditions or available data render such report unnecessary. The Commission may also require that additional reports be submitted at any point during

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the application process where conditions are encountered which require additional review information.

5.6.1 Water Supply and Sewage Disposal Report

As provided in Sections 4.2.3 through 4.2.6, a report on proposed water supply and sewage disposal, prepared by a Connecticut-licensed professional engineer, is required for each lot in the subdivision.

5.6.2 Stormwater Runoff and Erosion Control Report

As provided in Sections 4.5.3 through 4.5.15, a comprehensive report on stormwater management and erosion control, prepared by a Connecticut-licensed professional engineer with demonstrated expertise in principles of hydrology, shall be provided for each subdivision application. This report shall include detailed existing and proposed drainage conditions.

5.6.3 Environmental Assessment Report

As provided in Sections 3.3.3 through 3.3.5, where proposed development will impact any land area requiring special precautions for development (Section 3.2) a comprehensive analysis and report by an appropriately qualified scientist or Connecticut-licensed professional engineer with expertise in hydrology and ecology shall accompany the application.

5.6.4 Archaeological, Historical and Cultural Resources Reports

To be prepared as required by Section 4.8

5.7 Applications to All Coordinate Agencies

Every application shall include copies of the information required by this Section.

- a. Related Wetland Applications: Each application which includes property on which there are wetlands or watercourses shall include (a) a copy of any existing permits or licenses for the property from any local, state or federal agency, (b) a copy of any application for permit to conduct regulated activities submitted to the Conservation Commission in connection with the proposed subdivision, (c) a copy of any application for declaratory ruling submitted to the Conservation Commission in connection with the proposed subdivision, (d) copies of any applications submitted to any other local state or federal agency in connection with the proposed subdivision.

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- b. Related Applications to Zoning Board of Appeals: Each application shall include a copy of any existing variances or exceptions issued by the Zoning Board of Appeals for the property which is the subject of the Application. Each application shall also include a copy of any pending applications for variance or exception with the Zoning Board of Appeals.
- c. Other Required permits or Written Comments: Where a subdivision application is subject to other non-local regulatory authorities empowered to exercise legal jurisdiction over any aspect of the proposed subdivision (e.g. Planning Commissions or other public agencies in adjacent towns where tract extends into another Town, State Department of Environmental Protection for community sewage disposal systems or regulated flood plan encroachment, State Health Department for certain septic systems, utility companies for utility line construction, State Department of Transportation for road or driveway openings) each application shall include any required permits or written comments. Surveys, maps and plans that may be required for submittal under this paragraph may be consolidated for small land areas on one or more map sheets but shall be at a scale equal to or larger than the subdivision plan.

5.8 Conveyance Documents

Every application shall include a draft conveyance document for each proposed conveyance of an interest in land, as required by this Section 5.4f.

- a. Conveyance Parcels: A draft warranty deed for any proposed conveyance of open space parcels, conservation easements and/or historical or cultural resources preservation easements, to the Town of Redding, to a land trust, or to a non-profit civic organization, in accordance with Sections 4.6.8 and 4.8.5 of these regulations.
- b. Common driveway easement and maintenance agreement: Draft Common Driveway easements and maintenance agreements, in accordance with Section 4.1.11 of these regulations, where a subdivision application proposes the creation of one or more common driveways for shared use and maintenance.
- c. Other Conveyances and Easements: Where a subdivision application proposes the conveyance of parcels for public benefit, including but not limited to: easements for utilities, drainage, sight lines, slope rights, conservation purposes, access, road widening or fee title to roadways, conveyance agreements shall be provided in draft form acceptable to or as prescribed by the Planning Commission.
- d. All lands or rights to be conveyed to a non-profit organization or to the Town, in perpetuity, as provided by Sections 4.5, 4.6, and 4.8 shall require Commission approval as a feature of the subdivision.

Section 6

IMPLEMENTATION

6.1 **Applicant Expenses**

All expenses incurred by a subdivider for the preparation, submission and filing or recording of all applications, plans, maps and certificates required by these regulations, shall be the sole responsibility of the subdivider.

6.2 **Filing in Land Records**

All subdivision plans shall, upon approval, be filed or recorded by the applicant in the office of the Town Clerk at the subdivider's expense and any plan not so filed and recorded within ninety (90) days following its approval by the Commission or within ninety (90) days of the date upon which such plan of the subdivision is taken as approved by reason of the failure of the Commission to act, shall become null and void. The Commission may in its discretion, for good cause shown, extend the period for filing or recording, for two (2) additional periods of ninety (90) days and the subdivision plan shall remain valid until the expiration of such extended time. No such plan of subdivision may be recorded or filed by the Town Clerk until the Commission's approval has been endorsed thereon by the chairman or secretary of the commission and the filing or recording of a subdivision plan without such approval shall be void.

6.3 **Inspection and Installation Grants**

Every subdivision application which requires the construction of specific improvements, as generally described in Section 5.7 hereof, shall be accompanied by a legal instrument, in form satisfactory to the Town's legal counsel, which grants to the Town of Redding, including its authorized employees and representatives, the right to enter the property of the applicant at any time during the effective period of a performance bond, for the purpose of determining compliance with required conditions of subdivision approval, and in the event of a default in construction obligation, carry out such improvements under the terms of such bond.

6.4 **Performance Bonds**

- a. Except where specifically waived by the Commission, as unnecessary, the Commission shall require the applicant to supply a cash bond, payable to the Town of Redding, adequate in amount to insure the cost of completion of all specific improvements detailed in the approved subdivision and construction plans. An adequate amount shall be the full estimated cost of the various work to be completed with a reasonable allowance for the cost of maintenance and repair of constructed facilities during their wearing period before release of the bond. Two cost estimates shall be supplied by the applicant to support the proposed bond amount.

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- b. It shall be the responsibility of the developer to maintain all constructed facilities in safe condition and proper working order, and to properly maintain all constructed roads and drainage free of ice, snow and debris where they serve occupied dwellings, during the period of his bonded obligation to the Town, and the bond shall so provide.
- c. Such bond shall be satisfactory in all particulars to the Town's legal counsel and may contain provisions for extension or reduction in amount as may be mutually agreeable to the Town and the applicant. The Commission shall establish a reasonable period of time for completion of the required work, considering proper seasonal scheduling and the magnitude of the work, but shall in no case authorize a project to exceed five (5) years duration. It shall be the responsibility of the applicant to advise the Town of all construction scheduling well in advance in order that proper inspections may be arranged at the convenience of all parties.

6.5 As-Built Plans

In the event of any significant modification in an approved construction plan made necessary by unforeseen natural conditions encountered in construction and approved as an amendment by the Commission, a detailed and amended plan shall be furnished by the applicant and incorporated in the Commission's records.

6.6 Release of Obligations

No contractual or other obligation of the applicant under these regulations shall be reduced or terminated until the Commission has determined that all work and installations have been satisfactorily completed, and properly seasoned.

Section 7

AMENDMENTS AND SEPARABILITY

7.1 Amendments

7.1.1 These regulations may be amended from time to time as provided by the General Statutes.

7.1.2 Applications for amendment shall be submitted in a form prescribed by the Commission, shall be written in clear and precise language, and shall be accompanied by an explanation of the consistency of the proposed amendment with the adopted Town Plan and the public health, safety and welfare.

7.1.3 Amendments shall only be adopted after a Public Hearing and legal notice as prescribed by the Statutes.

7.1.4 Amendments shall become effective at such time as is fixed by the Commission.

7.2 Separability

In the event any article, paragraph, or provision of these regulations as established on the effective date of such regulations or as amended hereafter is adjudged to be invalid or unconstitutional, the adjudication shall pertain only to the article, paragraph or provision so adjudged and the remainder of the regulations shall be deemed valid and effective.

Section 8

8.1 Definitions

Words and phrases used in these Regulations have the ordinary meanings, as defined in standard dictionaries. However, the definitions which follow are intended to be specific with respect to these Regulations. Where doubt exists as to the intended meaning of any section, the Planning Commission shall determine the proper interpretation.

Terms cited at left shall have the following meanings:

- 8.1.10 Accessway - The portion of a front or rear lot which lies between the said lot's road frontage and the portion of the lot which meets minimum standards for countable area (S.R. 8.1.125, 8.1.158 and 4.1).
- 8.1.20 Alignment - The position in horizontal line of a road or driveway.
- 8.1.30 Aquifer - A geologic formation of land which is capable of yielding usable quantities of groundwater.
- 8.1.31 Aquifer, Bedrock - The water-bearing strata of fractured crystalline rock which underlies upland till areas and is usually tapped by deep driven wells for domestic water supply.
- 8.1.32 Aquifer, Stratified Drift - An earth formation comprised of sedimentary deposits, primarily lowland sand and gravel, which are capable of yielding significant quantities of groundwater.
- 8.1.34 Buildable Area (B.A.) – The Buildable Area is a composite of the area not limited by the Building and Construction Restriction Line (S.R. 8.1.36), Zoning Setbacks and Inland Wetlands Setbacks. The Buildable area is **not to be depicted on application maps.**
- 8.1.36 Building and Construction Restriction Line (B.C.R.L.) - A mapped line that separates the land available for development from the remainder land where construction is prohibited as defined in para. #1 and #2 below.
1. The land available for development on a lot. The maximum extent of land area which may be disturbed for all types of major construction, including without limitation the house site, accessory structures, decks, terraces, parking areas, swimming pools, tennis courts, stone walls and retaining walls/structures. Stone walls may be permitted if the impact to the site from construction or runoff is deemed acceptable by the Commission.

2. The remainder land where the above construction is prohibited:
 - a. Setback areas prescribed by the Zoning Regulations, Health Code and regulated wetland area unless licensed.
 - b. Land areas requiring special precautions for development, as specified in S.R. 3.2 of the Subdivision Regulations unless waived.

- 8.1.40 Commission - The Planning Commission of the Town of Redding.
- 8.1.42 Common Driveway - A single driveway serving not more than four lots whether front or rear (S.R. 4.1 and 8.1.80).
- 8.1.45 Countable Area - That portion of a lot not excluded in S.R. 4.1.4.
- 8.1.50 Cul-de-sac - A turnaround placed at the terminus of a dead-end road (for required specifications see S.R. 4.3.6).
- 8.1.60 Dead-end Road System - Any road or connected group of roads with its only means of entrance and exit through one common point (for applicable specifications see S.R. 4.3.4; 4.3.5; 4.3.6 and 4.3.12).
- 8.1.70 Developer - Any person, persons, group, association or corporation which engages in the development of land, whether intended for resale or not.
- 8.1.71 Development - The construction of facilities or alteration of land which attends the creation of building sites, roads, driveways, drainage, buildings or structures, utilities, sewage disposal systems, or any other intensively-built use of land.
- 8.1.80 Driveway - A graded and constructed travelway designed to be used as the means of vehicular access from a road to the site of a building or structure. (S.R. 4.1, 4.3.1 and 4.3.13).
- 8.1.90 Easement - A designated area of real property for which specific legal rights have been granted by its owner to others, together with those assigned rights.
- 8.1.91 Easement, Access - An easement which grants to authorized persons, vehicles, or conveyances the right of travel thereon between specified points, together with rights to improve same for safety or convenience.
- 8.1.92 Easement, Drainage - An easement which grants to public or private parties the right to discharge collected stormwater thereon, or to convey the stormwater to another point of discharge, together with rights to channel, pipe or otherwise control the flow of water.

- 8.1.93 Easement, Negative - An easement which grants to the Town, or to a nonprofit 501C(3) conservation organization or foundation, a perpetual right to prohibit the development thereof, for the purpose of assuring the continuance of a valuable privately-owned open area (S.R. 4.8).
- 8.1.94 Easement, Positive - An easement which grants to the Town, or to others, rights for specified uses of property or installation and maintenance improvements thereon, such as utility lines, slope rights, recreational use, or development rights.
- 8.1.95 Easement, Scenic - An easement which grants to the Town or to a non-profit 501C(3) conservation organization or foundation the right to preserve and maintain in an open or undisturbed natural condition an area of special scenic or natural value, such as a stream, a water body, a ledge, a trail, meadow or a distant view.
- 8.1.100 Erosion - The processes by which water and wind cause the removal and redistribution of soil or other earth materials.
- 8.1.110 Flood Plain - An area of lowland subject to intermittent flooding.
- 8.1.111 Flood Plain, 100-Year - Any land contained within the 100 year frequency flood hazard boundaries as now or hereafter shown on the rate maps adopted for flood insurance purposes by the Federal Insurance Administration (S.R. 5.10d, 3.2 a, 3.3 and 4.5.10) .
- 8.1.120 Frontage - The extent of a lot along any State or Town road or road approved by the Redding Planning Commission.
- 8.1.125 Front Lot - Any lot conforming to the standards delineated in S.R. 4.1 (except 4.1.8 with respect to rear lots) and to all applicable Zoning Regulations which owns in fee simple a minimum of 50 feet of uninterrupted contiguous frontage along a State or Town road with no portion of said lot between the road frontage and the nearest point at which the lot meets minimum standards for countable area being less than 50 feet in width.
- 8.1.130 Grade (also Gradient) - The relative inclination or slope of a road or driveway, expressed as percent deviation from the horizontal at any point (e.g., a ten percent grade indicates that surface is rising or declining at a rate of ten feet vertical distance per one hundred feet horizontal distance at the cited point).
- 8.1.150 Lot - A legally created single tract of contiguous land used, intended or potentially available for building purposes.
- 8.1.155 Minimum Rectangle - A geometric figure superimposed on the map of a lot, within the lot boundaries to determine required lot width and shape;

comprising any rectangle which meets the minimum area and width of rectangle specified for the appropriate zone as defined in Z.R. 4.6 of the Redding Zoning Regulations and S.R. 4.1.2.

- 8.1.158 Rear Lot - Any lot other than a front lot which contains a minimum of 25 ft. along a State or Town road and conforms to the standards delineated in S.R. 4.1.
- 8.1.160 Recharge Area - Land within which water is absorbed to replenish a stratified drift aquifer (S.R. 8.1.32).
- 8.1.161 Recharge Area, Primary - The entire land surface and subsurface storage area of a stratified drift aquifer (S.R. 8.1.32); this area receives groundwater recharge directly by percolation from its surface as well as laterally from adjacent secondary recharge areas (S.R. 8.1.162).
- 8.1.162 Recharge Area, Secondary - The land surface and subsurface drainage area upland from and directly tributary to a stratified drift aquifer (S.R. 8.1.32); ground and surface water which does not reach perennial streams in this area recharge the primary aquifer.
- 8.1.170 Regulations - The Subdivision Regulations of the Town of Redding, as herein contained, together with all amendments and attachments incorporated by reference.
- 8.1.180 Reserve Area, Septic - An area of a lot designated and reserved for potential replacement of an existing sewage disposal system approved for such purpose by the Town of Redding Health Department.
- 8.1.190 Reserve Strip- A tract or strip of land contrived as its main purpose to prevent the extension of a road, access drive, or utility line.
- 8.1.200 Resubdivision - A change in a map of an approved and recorded subdivision or resubdivision if such change (a) affects any street layout shown on such map (b) affects any area reserved thereon for public use or (c) diminishes the size of any lot shown thereon and creates an additional building lot. (S.R. 8.1.290).
- 8.1.210 Right-of-Way - The legally defined strip of land which constitutes an easement for access purposes (S.R. 8.1.90).
- 8.1.215 Road - A State or Town right-of-way dedicated or intended to be used for vehicular travel by the general public and for access to abutting property, excluding driveways (S.R. 4.3).
- 8.1.220 Sedimentation - The process by which earth material, both mineral and organic, is carried in suspension by air, ice or water, and may be deposited in water bodies or lowland areas (S.R. 4.5)

- 8.1.230 Septic System - Any subsurface system designed for the detention and treatment of domestic sewage, including holding tanks, septic tanks, leaching fields and all related components (S.R. 4.2 and 5.4.i).
- 8.1.240 Sight Line Distance - The distance, measured in feet, along an unobstructed line of vision between a viewer and a distant object; for a stationary vehicle at an intersection, taken from a point 3.5 feet above grade and 15.0 feet back from the travel way of the intersecting road, extending to approaching objects 4.0 feet high; for a moving vehicle on a roadway, taken from a point 3.5 feet above grade at the center of the travel lane, extending forward along the travel lane to objects 0.5 feet high (S.R. 4.3.7, 4.3.13).
- 8.1.250 Slope - The average natural grade or inclination of the earth's surface, measured for any point as the percent deviation from the horizontal, based on topographic datum at five-foot contour intervals. For example, a 20% slope indicates land surface is rising or declining at an average 20 feet vertical distance per 100 feet horizontal distance at the cited point. (S.R. 3.2, 3.3, 4.1.4 and 5.10).
- 8.1.260 Soil - The natural mineral and organic material comprising the friable surface layer of the earth, ordinarily consisting of clay, silt, sand, gravel, loam, peat, vegetative matter, stones and boulders.
- 8.1.265 Soil Conservation Services (S.C.S.) Handbook - The "Erosion and Sediment Control Handbook for Connecticut," published by United States Department of Agriculture, Soil Conservation Service, Storrs, Connecticut, 1976 and as subsequently revised.
- 8.1.268 S.R. - Subdivision Regulations of the Town of Redding as now or hereafter adopted.
- 8.1.280 Structure - Any erected or constructed work which covers or substantially alters the natural surface of the ground.
- 8.1.290 Subdivision - The division of a tract or parcel of land into three or more parts or lots made subsequent to the adoption of subdivision regulations by the Commission (February 4, 1957), for the purpose, whether immediate or future, of sale or building development (expressly excluding development for municipal, conservation or agricultural purposes), including "resubdivision" (S.R. 8.1.200 and Conn. General Statutes Section 8-18).
- 8.1.300 Town - The Town of Redding, Connecticut.

- 8.1.320 Travel Way - That portion of a road or driveway which is designed and improved for the regular accommodation of vehicular traffic, specifically the graded and paved or pervious composition travel lanes, intersections and turnarounds (S.R. 4.3).
- 8.1.323 Tree, Asset – Any tree determined by the Planning Commission in consultation with a licensed arborist or landscape architect, on credible evidence, to possess one or more of the following characteristics:
- a) great age, rarity, or being an unusual survivor of a decimating disease; or
 - b) associated with a significant historic event, person or site; or
 - c) a diameter of eighteen (18) inches or more measured four and one half (4½) feet above ground level. (S.R. 5.10.1.i).
- 8.1.324 Trees, Grouping of – Any grouping of trees, as determined by the Planning Commission in consultation with a licensed arborist or landscape architect, including stands of mature forest, mature orchards or ornamental trees which possesses one or more of the following characteristics:
- a) having unique scenic character or ecological value
 - b) serving to protect valuable wildlife habitat
 - c) serving to protect the margins of a designated Scenic Road or Open Space Tract
- 8.1.330 Watercourses - Rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, as defined in the “Inland Wetlands and Watercourses Regulations” of the Town of Redding, Section 2.3.4.
- 8.1.335 Watershed - The area of land above a specific point from which stormwater drains to the said point (S.R. 4.5.4).
- 8.1.340 Wetland - Land consisting of soils which are poorly drained, very poorly drained, alluvial or flood plain, as more particularly defined in the “Inland Wetlands and Watercourses Regulations” of the Town of Redding, Section 2.3.5.
- 8.1.350 Zero Increase in Peak Runoff - The principle of detaining stormwater runoff on a site, through natural or artificial means, to achieve a rate of stormwater discharge from the site after its development which is no greater in volume and velocity than that which existed prior to development (S.R. 4.5.6).

- 8.1.360 Zoning Regulations - The Zoning Regulations of the Town of Redding, as now or hereafter adopted.
- 8.1.361 Z.R. - Zoning Regulations of the Town of Redding, as now or hereafter adopted.

Section 9

REVISIONS AND AMENDMENTS TO SUBDIVISION REGULATIONS

1. Section 5.4.b Raising Fees to \$150 per lot by Town
Ordinance Approved 8/26/86; Effective 8/28/86.
2. Section 4.7 (aka 4.5); Storm Runoff and Erosion Control; Revised
Approved 9/12/89; Effective 9/18/89.
3. Subsections 4.7.1 (aka 4.5.1), 4.7.10 (aka 4.7.10), 8.1.111 re National Flood Insurance Program; Amended. Approved 5/14/91;
Effective 6/1/91.
4. Section 4.9 Passive Solar Energy; New section added.
Approved 5/14/91; Effective 6/1/91.

The following Sections and subsections listed under Item 5 were amended and revised and new subsections added. Approved 3/24/92; Effective 3/30/92.

5. Section 4.3 Lot Layout and Lot Standards: Revised

Section 5.8 Procedural Steps changed to new Section 5.9

Subsection 4.3.7 Lot Development Plans changed to Section 5.8

New Section 5.8 Amended.

Subsection 5.4 g Amended.

Subsection 5.6 f Amended.

Add New Subsection 8.1.35 "Buildable Area": Space within a lot which may be used for construction which does not encroach on Zoning setbacks, regulated wetland areas or land requiring special precautions for development specified by Section 3.2 of the Subdivision Regulations.

Add New Subsection 8.1.125 "Front Lot": Any lot conforming to the standards delineated in Section 4.3 (except 4.3.8 with respect to rear lots) and to all applicable Zoning Regulations which owns in fee simple 50 feet or more of contiguous frontage along a public road with no portion of said lot between the road frontage and the buildable area being less than 50 feet in width.

Delete Subsection 8.1.140 "Interior Rear Lot" (substitute new Section 8.1.158 "Rear Lot").

Add New Subsection 8.1.155 “Minimum Rectangle”: A geometric figure superimposed on the map of a lot, within the lot boundaries to determine required lot width and shape; comprising any rectangle which meets the minimum area and width of rectangle specified for the appropriate zone as defined in Section 4.6 of the Redding Zoning Regulations.

Add New Subsection 8.1.158 “Rear Lot”: Any lot other than a front lot which contains less than 50 feet of frontage along a public road and conforms to the standards delineated in Section 4.3 and all applicable Zoning Regulations.

The following Sections and Subsections listed under Item 6 were amended, revised and added. Approved September 14, 1993; Effective September 27, 1993.

6. Section 4.3, Lot Layout and Lot Standards amended.

Subsections 8.1.10; 8.1.125 - Definitions revised.

Add New Subsections 8.1.36 “Building Construction Restriction Line”; 8.1.45 “Countable Area”.

The following Subsection listed under Item 7 was amended. Approved October 26, 1993; Effective November 1, 1993.

7. Subsection 4.3.8e, Road Drainage reference added.

The following Section numbers listed under item 8 were changed:

Sections and Subsections listed under Item 8 were amended and revised. Approved March 8, 1994; Effective March 14, 1994.

8. Section 1.2 amended
Section 3.2 amended
Section 3.3 (previously 4.2) amended
Section 4.1 changed to Section 5.10
Section 4.2 changed to Section 3.3 and amended
Section 4.3 changed to Section 4.1 and amended
Section 4.4 changed to Section 4.2
Section 4.5 changed to Section 4.3
Section 4.6 changed to Section 4.4
Section 4.7 changed to Section 4.5
Section 4.8 changed to Section 4.6
Section 4.9 changed to Section 4.7

The following Sections and Subsections listed under Item 9 were revised, amended and added. Approved July 11, 2000. Effective July 27, 2000.

9. Sections 1.2, 5.4, 5.10 revised and amended.
New Subsection 4.8 was added.

The following Sections and Subsections listed under Item 10 were revised and amended. Approved September 12, 2000. Effective October 6, 2000.

10. Article II, Article III, Section 4.1, 4.5, 5.10.
Section 5.4b Effective October 4, 2000.

The following Sections and Subsections listed under Item 11 were revised and amended. Approved October 24, 2000. Effective November 13, 2000.

11. Section 4.1 (excluding Section 4.1.4c), 4.2, 5.8 and 8.1 (excluding Sections 8.1.35, 8.1.36 and 8.1.37).

The following subsections listed under Item 12 were deleted and amended. Approved November 14, 2000. Effective December 4, 2000.

12. Section 8.1.35 “Buildable Area” deleted.
Section 8.1.36 “Building and Construction Restriction Line” amended.

The following new Sections listed under Item 13 were added. Approved June 26, 2001. Effective July 16, 2001.

13. New Subsections 4.9, 8.1.323, 8.1.324 were added.

The following Subsection listed under Item 14 was deleted on 4/10/07. Approved April 10, 2007. Effective April 25, 2007.

14. Subsection 4.1.4(a) was deleted and subsequent subsections were relettered. Approved April 10, 2007. Effective April 25, 2007.

The following Section and Subsections listed under Item 15 were approved on August 13, 2013. Effective August 22, 2013.

15. Section 4.8 Archaeological and Cultural Resources Preservation. Revised.
Subsection 8.1.34 Buildable Area. Added.
Subsection 8.1.36 Building Construction and Restriction Line (BCRL). Amended.

The following Sections listed under Item 16 were approved on March 11, 2014. Effective March 20, 2014.

16. Section 5 Application Procedure. Revised.
Section 6 Implementation. Revised.

Section 7 Amendments and Separability. Revised
Section 8 Definitions except 8.1.34 and 8.1.36. Revised.

The following Sections listed under Item 17 were approved on August 12, 2014. Effective August 21, 2014.

17. Section 4.3 Roads and Driveways. Revised.
Section 4.4 Waiver of Specified Standards. Revised.
Section 4.6 Open Space Reservation. Revised.

PL:Redding Subd. Regula.

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11/30/15

April 19, 2016